

MEMORANDUM

JANUARY 24, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
FINAL DESIGNATION OF REDEVELOPERS OF RE-USE PARCEL
SE-84, 410-412 HARRISON AVENUE

Summary: This memorandum requests that the Authority finally designate Eugene Chu, Paul Chu and William Chu as Redevelopers of Re-use Parcel SE-84 in the South End Urban Renewal Area.

On August 29, 1984, Eugene Chu, Paul Chu and William Chu were tentatively designated as Redevelopers of Re-use Parcel SE-84 in the South End Urban Renewal Area, Project No. Mass. R-56. Parcel SE-84 is located at 410-412 Harrison Avenue and consists of a four-story brick structure, on approximately 1,068 square feet of land.

Messrs. Chu submitted a proposal which called for the rehabilitation of 410-412 Harrison Avenue into four residential units, three of which will be owner-occupied and one of which will be a rental unit.

The total rehabilitation cost has been estimated at \$129,600. According to financial information provided, it has been indicated that Messrs. Chu have a firm financial commitment of \$108,000 from the First National Boston Mortgage Corporation for construction/permanent mortgage. The balance which will be used to complete the project will be financed from their personal funds.

Also, in compliance with all aspects and specifications of Urban Renewal Plan, the submitted drawings of Messrs. Chu have been reviewed and approved by the Authority's Urban Design Department.

I, therefore, recommend that Messrs. Eugene Chu, Paul Chu and William Chu be finally designated as Redevelopers of Parcel SE-84 in the South End Urban Renewal Area and that the final working drawings be approved.

An appropriate Resolution is attached.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPERS
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL SE-84
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Eugene Chu, Paul Chu, and William Chu have expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel SE-84 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Eugene Chu, Paul Chu, and William Chu be and hereby are finally designated as Redeveloper(s) of Parcel SE-84 in the South End Urban Renewal Area.
2. That it is hereby determined that Eugene Chu, Paul Chu, and William Chu possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Eugene Chu, Paul Chu, and William Chu for the development of Parcel SE-84 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Redevelopers, Eugene Chu, Paul Chu, and William Chu, shall reimburse the Authority for \$1,715.00 which constituted the cost of repair to the rear fire escape at 412-414 Harrison Avenue previously completed by the Authority, for a total disposition price, including the \$4,000.00 reuse price, of \$5,715.00.

7. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel SE-84 to Eugene Chu, Paul Chu, and William Chu, said documents to be in the Authority's usual form.

8. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).